

## MINUTES

## City of Franklin Plan Commission Meeting

**May 19, 2005**  
Approved June 9, 2005

### CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of May 19, 2005, to order at 7:05 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Bennett, Hanneman, Ritter and Ziegenhagen. Also present were Planner Booth & City Attorney Wesolowski.

### MINUTES

#### II.

- A. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to accept the minutes of the regular meeting of the Plan Commission of Thursday, May 5, 2005, as corrected. Upon voice vote, all voted 'aye'. Motion carried.

### BUSINESS

#### III.

Request to consider and approve questionnaire for public surveys for the Comprehensive Master Plan Update

- A. Alderman Skowronski moved and Commissioner Bennett seconded to table approval of the questionnaire for public surveys for the Comprehensive Master Plan. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of the Root River Parkway Neighborhood Plan

- B. Commissioner Ritter moved and Commissioner Bennett seconded to set a Public Hearing for June 9, 2005, to consider the Root River Parkway Neighborhood Plan. Upon voice vote, all voted 'aye'. Motion carried.

Request by Equitable Real Estate & Development to recommend a rezoning from R-8 Multiple-Family Residence District to R-5 Suburban Single-Family Residence District for property located at the south end of Harvard Drive, to be known as Serenity Estates Residential Subdivision, SW 1/4 Section 02 (Tax Key Number 741-9987-001).

- C. Alderman Skowronski moved and Commissioner Bennett seconded to approve the request by Equitable Real Estate & Development to recommend rezoning, from R-8 Multiple-Family Residence District to R-5 Suburban Single-Family Residence District, a property located at the south end of Harvard Drive, to be known as Serenity Estates Residential Subdivision, SW 1/4 Section 02 (Tax Key Number 741-9987-001). Upon voice vote, all voted 'aye'. Motion carried.

Request by Equitable Real Estate & Development to recommend a Preliminary Plat for property located at the south end of Harvard Drive, to be known as Serenity Estates Residential Subdivision, SW 1/4 Section 02 (Tax Key Number 741-9987-001).

- D. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to approve a variance for Equitable Real Estate & Development to exceed the maximum distance for a Cul De Sac, subject to meeting all conditions as outlined by the Plan Commission and approval of a Preliminary Plat. Upon voice vote, all voted 'aye'. Motion carried.

Alderman Skowronski moved and Commissioner Hanneman seconded to recommend a Preliminary Plat for Equitable Real Estate & Development for property located at the south end of Harvard Drive, to be known as Serenity Estates Residential Subdivision, SW 1/4 Section 02 (Tax Key Number 741-9987-001). Upon voice vote, all voted 'aye'. Motion carried.

Recommend an amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to create a new RC-1 Conservation Residence District (proposed within Division 15-3.0200), providing in part for allowing a diversity of lot sizes and single and multiple family uses, housing choices and building densities, while protecting and restoring environmentally sensitive areas, a new B-7 South 27th Street Mixed-Use Office District (proposed within Division 15-3.0300), providing in part for the development of high quality office and retail uses, a new OL-1 Office Overlay District (proposed within Division 15-3.0300), providing in part for the development of high quality office uses and other supportive business service uses as a component, and the amendment of the existing B-4 South 27th Street Business District (Section 15-3.0304) to a proposed B-4 South 27th Street Mixed-Use Commercial District, such amendment providing in part for the development of mixed uses such as retail, commercial, office and residential. Such specific words and phrases within such proposed amendment not currently defined by the Unified Development Ordinance are also proposed for amendment to and inclusion within Division 15-11.0100 Definitions, including but not limited to "Minimum Building Coverage", "Maximum Building Coverage", "Secondary Use" and "Base Zoning". Such proposed amendment is based upon the recommendations, discussions, information and provisions within the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. (City of Franklin, applicant)

- E. Commissioner Ritter moved and Alderman Skowronski seconded to recommend an amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to create a new RC-1 Conservation Residence District (proposed within Division 15-3.0200), providing in part for allowing a diversity of lot sizes and single and multiple family uses, housing choices and building densities, while protecting and restoring environmentally sensitive areas, a new B-7 South 27th Street Mixed-Use Office District (proposed within Division 15-3.0300), providing in part for the development of high quality office and retail uses, a new OL-1 Office Overlay District (proposed within Division 15-3.0300), providing in part for the development of high quality office uses and other supportive business service uses as a component, and the amendment of the existing B-4 South 27th Street Business District (Section 15-3.0304) to a proposed B-4 South 27th Street Mixed-Use Commercial District, such amendment providing in part for the development of mixed uses such as retail, commercial, office and residential. Such specific words and phrases within such proposed amendment not currently defined by the Unified Development Ordinance are also proposed for amendment to and inclusion within Division 15-11.0100 Definitions, including but not limited to "Minimum Building Coverage", "Maximum Building Coverage", "Secondary Use" and "Base Zoning". Such proposed amendment is based upon the recommendations, discussions, information and provisions within the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. (City of Franklin, applicant) Upon voice vote, all voted 'aye'. Motion carried.

Recommend an amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, and Division 15-5.0100 Design Standards for Land Divisions, or as may be otherwise located and numbered within such Ordinance, to create new South 27<sup>th</sup> Street Design Standards, including but not limited to requirements and standards for streetscape, parking, landscape and site design, off-street parking, lighting, signage and architectural requirements. The proposed standards would be applicable within the area of and based upon the contents and concepts of the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. A map of the South 27<sup>th</sup> Street Corridor Plan Area is annexed hereto. (City of Franklin, applicant).

Recommend an amendment to §15-3.0102 (Zoning Map) of the Unified Development Ordinance for the rezoning of certain areas in the South 27th Street Corridor Plan Area from West Rawson Avenue to West South County Line Road, South 27th Street to South 31st Street, approximately and as depicted upon the Plan Area Map annexed hereto, from B-2 General Business District, B-3 Community Business District, B-4 South 27th Street Business District, B-5 Highway Business District, BP Business Park District, PDD Planned Development District, R-6 Suburban Single-Family Residence District and M-1 Limited Industrial District to new as amended B-4 South 27th Street Mixed-Use Commercial District, new B-7 South 27th Street Mixed-Use Office District, new RC-1 Conservation Residence District and new OL-1 Office Overlay District. In addition to those parcels existing within the Plan Area Map annexed hereto, a more specific listing of the properties to be rezoned, current zoning district designations and proposed designations, is as follows: (see Appendix 1 to these minutes for a full list of properties).

F. Commissioner Ritter moved and Alderman Skowronski seconded to recommend an amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, and Division 15-5.0100 Design Standards for Land Divisions, or as may be otherwise located and numbered within such Ordinance, to create new South 27<sup>th</sup> Street Design Standards, including but not limited to requirements and standards for streetscape, parking, landscape and site design, off-street parking, lighting, signage and architectural requirements. The proposed standards would be applicable within the area of and based upon the contents and concepts of the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. A map of the South 27<sup>th</sup> Street Corridor Plan Area is annexed hereto. (City of Franklin, applicant) Upon voice vote, all voted 'aye'. Motion carried.

G. Commissioner Ritter moved and Alderman Skowronski seconded to recommend an amendment to §15-3.0102 (Zoning Map) of the Unified Development Ordinance for the rezoning of certain areas in the South 27th Street Corridor Plan Area from West Rawson Avenue to West South County Line Road, South 27th Street to South 31st Street, approximately and as depicted upon the Plan Area Map annexed hereto, from B-2 General Business District, B-3 Community Business District, B-4 South 27th Street Business District, B-5 Highway Business District, BP Business Park District, PDD Planned Development District, R-6 Suburban Single-Family Residence District and M-1 Limited Industrial District to new as amended B-4 South 27th Street Mixed-Use Commercial District, new B-7 South 27th Street Mixed-Use Office District, new RC-1 Conservation Residence District and new OL-1 Office Overlay District. In addition to those parcels existing within the Plan Area Map annexed hereto, a more specific listing of the properties to be rezoned, current zoning district designations and proposed designations, is as follows: (see Appendix 1 to these minutes for a full list of properties). Upon voice vote, all voted 'aye'. Motion carried.

Mayor Taylor called a break at 9:15 p.m. The meeting was called back to order at 9:25 p.m.

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Selection of 2 Members to represent the Plan Commission on the Quarry Monitoring Review Sub-Committee.

H. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to table indefinitely the selection of 2 Members to represent the Plan Commission on the Quarry Monitoring Review Sub-Committee. Upon voice vote, all voted 'aye'. Motion carried.

Next regular Plan Commission meeting is scheduled for June 9, 2005, at 7:00 p.m.

I. Commissioner Ritter moved and Commissioner Hanneman seconded to cancel a special joint Plan Commission and Common Council meeting scheduled for May 26, 2005, at 7:00 p.m. Upon voice vote, all voted 'aye'. Motion carried.

## ADJOURNMENT

V. Commissioner Ritter moved and Commissioner Bennett seconded a motion to adjourn the May 19, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:40 p.m.